
**Z-2410
BDCIN, LLC
CHATHAM SQUARE PLANNED DEVELOPMENT
FINAL DETAILED PLANS (Submittal 3 of 3)
RESOLUTION PD-11-01**

**STAFF REPORT
April 27, 2011**

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Staff Report
April 27, 2011

BACKGROUND:

On July 22, 2009, APC, by unanimous vote, recommended approval of a reclassification from R3, NB, & R1B to PDRS for 18.93 acres of land situated at the southwest corner of the intersection of Greenbush Street and Shenandoah Drive in the City of Lafayette for the Chatham Square Planned Development. The City of Lafayette Common Council rezoned the site on August 3, 2009. Petitioner will construct a mix of single-family homes and residential apartments with an associated community center, parking and greenspace along with two new public streets (Wensleydale Street and Champlain Street) and three new public alleys.

Petitioner's first of three Final Detailed Plan submissions were approved unanimously on December 2, 2009 by the Executive Committee and consisted of covenants, construction plans – including all infrastructure, streets and alleys – and a final plat creating legal descriptions of the lots for transfer from the Lafayette Redevelopment Commission to the developer for the purpose of building infrastructure improvements.

Petitioner's second of three Final Detailed Plan submissions were approved unanimously on April 21, 2010 by the Area Plan Commission and consisted of construction plans for the apartment buildings, clubhouse, bus shelter, landscape plans, a photometric plan and signage plan.

Consistent with the agreement reached between the petitioner, Lafayette Redevelopment Commission staff and the Area Plan Commission staff, the petitioner's third and last set of Final Detailed Plans contains construction plans for the single-family phase and amended final plat establishing the 10 single-family lots.

Per the agreement, this third submission meets the Conditions of Approval of the Planned Development for the site at this stage of development. Approval of the third submission by the APC and the subsequent recordation shall entitle the developer to apply for building permits for this phase. No bonding is required for any of the submissions.

STAFF RECOMMENDATION:

Approval of Resolution PD-11-01

RESOLUTION PD-11-01

WHEREAS Preliminary Plans for **CHATHAM SQUARE PLANNED DEVELOPMENT PD (Submittal 3 of 3)**, are approved as part of Z-2410, with conditions attached; and

WHEREAS all conditions of approval necessary for Construction Plans & Final Plat (Part 3 of 3) have been met; and

WHEREAS UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential **density**; any decrease in residential **density** of 10% or more; any change in **building** dimension or location other than within the defined building envelope; any change in **lot lines**; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land **use**; any change in the alignment or intersection of **streets**; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the City of Lafayette Common Council on August 3, 2009;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for **CHATHAM SQUARE PD (Submittal 3 of 3)**, does hereby find them to conform to the Approved Preliminary Planned Development Z-2410 as adopted and passed by the City of Lafayette Common Council.

CARL D. GRIFFIN, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE